

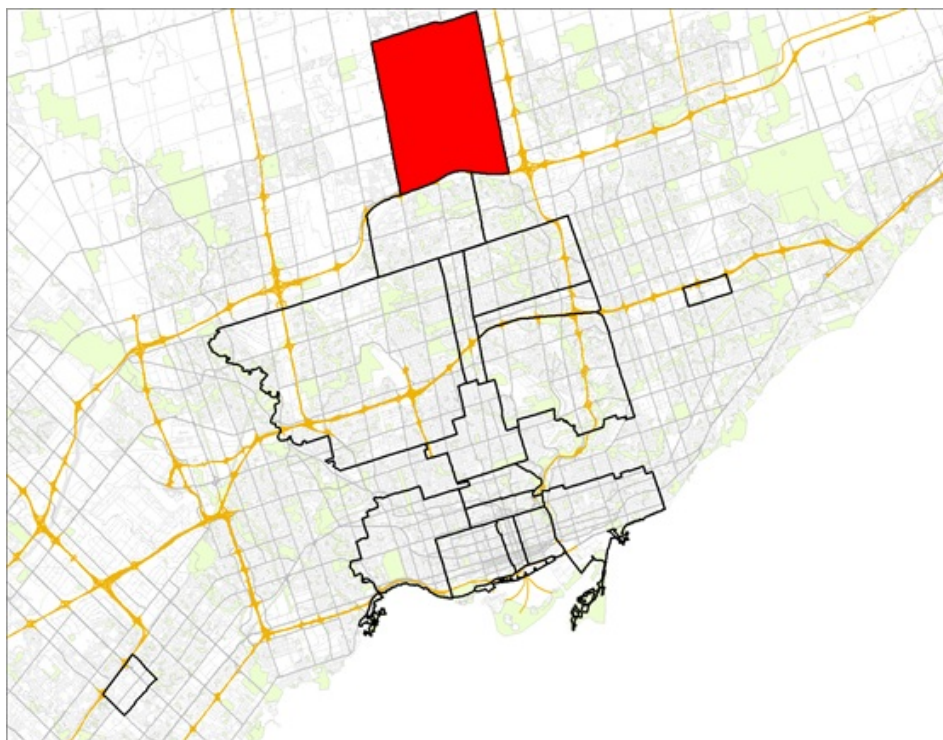


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of November 2023



Highway7 - Yonge Submarket Report - November 2023

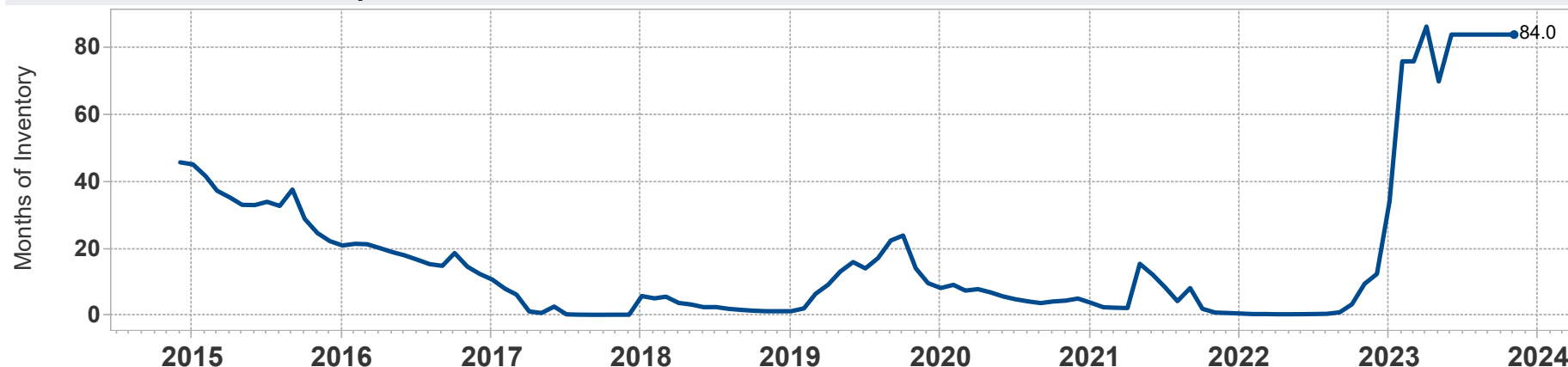


Highway7 - Yonge		GTA
Distinct count of Site Name	4	396
No. of Units	933	100,264
Total Sales	898	82,981
Act Inv	35	17,283
Avg. wt. \$/sf	\$1,090	\$1,404
Avg. Project \$/SF	\$1,027	\$1,296
Avg. SF	1,137	785
Avg. \$	\$1,239,200	\$1,102,213
Current Month Sales (incl. active & sold out)	0	1,310

Development Applications

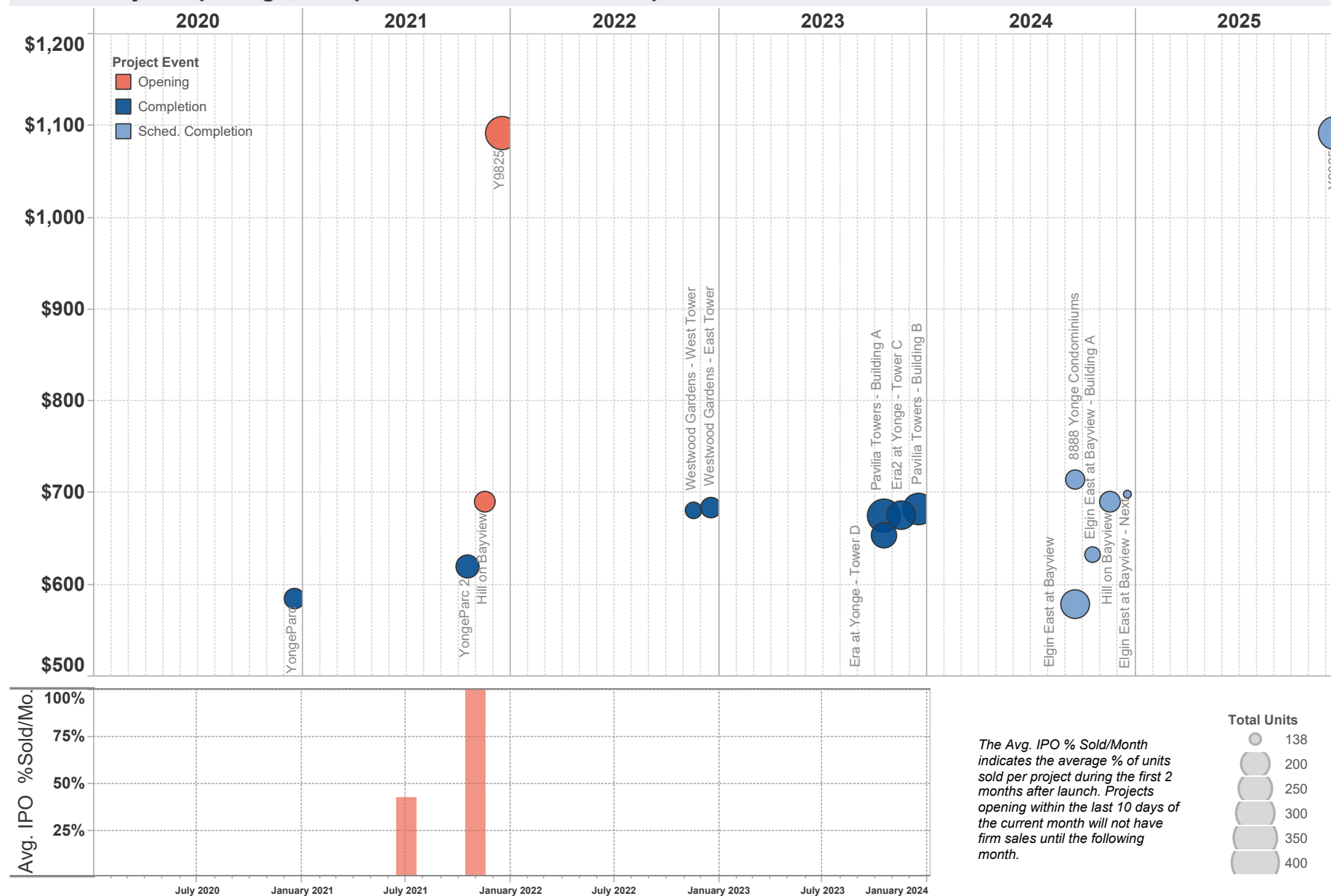
Highway7 - Yonge	City of Toronto
	806
	466,957
	0.0
	61.7
	8.0

Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)



Highway7 - Yonge Submarket Report - November 2023

Recent Project Openings, Completions & Scheduled Completions



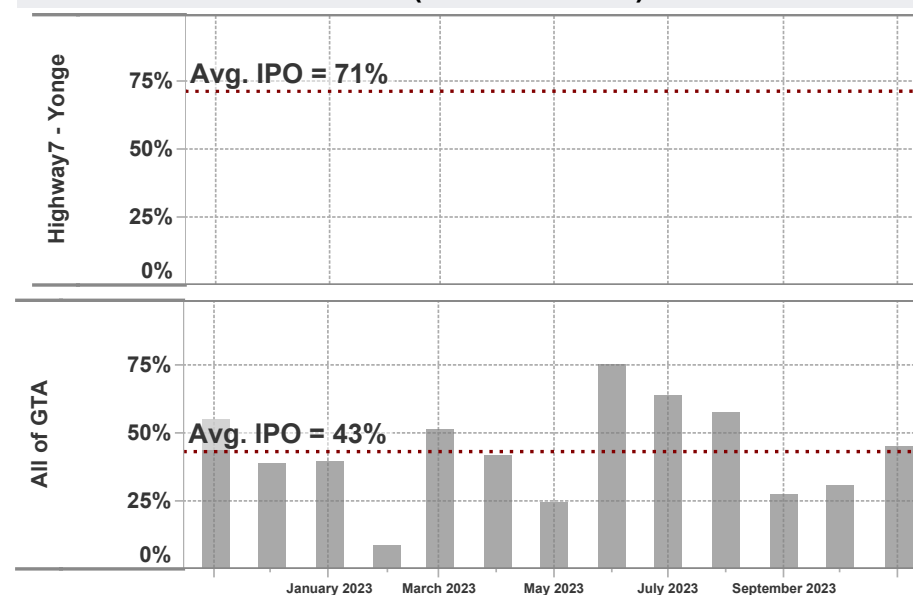
Highway7 - Yonge Submarket Report - November 2023

Project Data by Unit Type

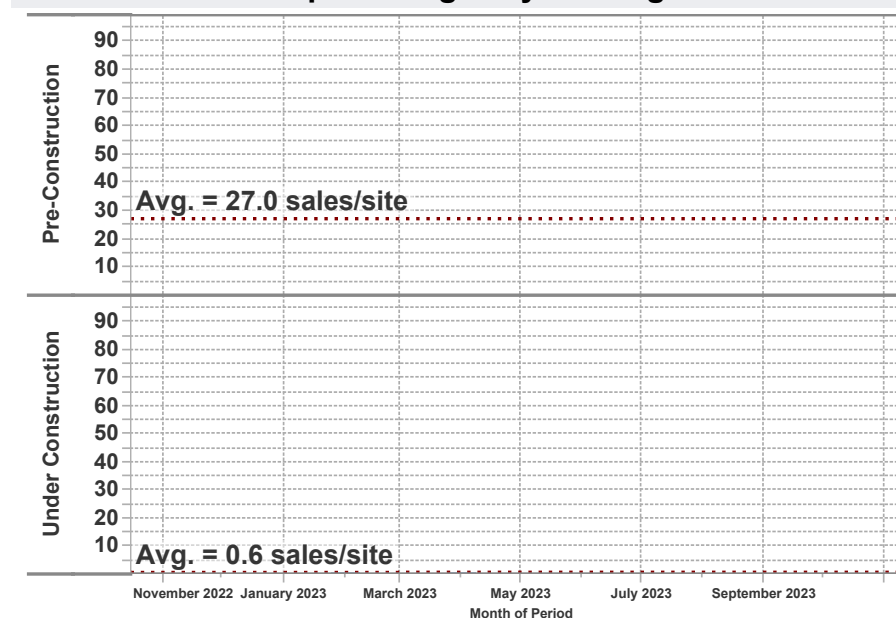
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	217	0	217	0
1 Bedroom + Den	228	0	223	5
2 Bedroom	280	0	274	6
2 Bedroom + Den	156	0	132	24
3 Bedroom & Up	52	0	52	0
Penthouse				
Other	0	0	0	0

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,201	650	683	\$761,900	\$838,900
\$1,060	795	908	\$887,900	\$916,900
\$1,083	1,029	1,333	\$1,067,900	\$1,429,900

IPO Launch Performance (first 2 months)

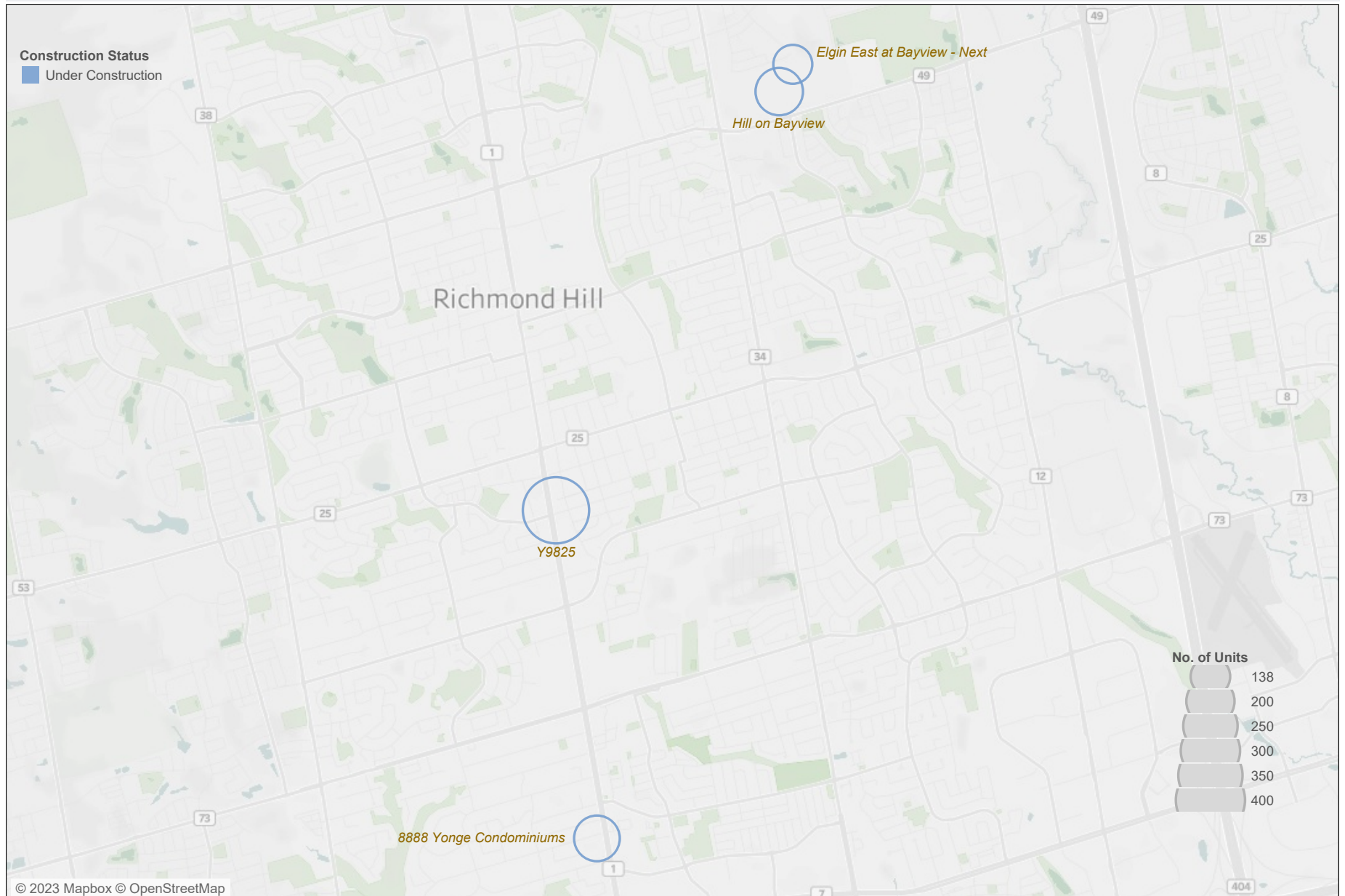


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - November 2023

Current Active Projects



Highway7 - Yonge Submarket Report - November 2023

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
8888 Yonge Condominiums - Metroview Developments	Apartment	March 2024	0	0	0	190	\$715	\$776
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	February 2024	0	4	12	138	\$699	\$1,107
Hill on Bayview - Armour Heights Developments	Stacked	October 2024	0	0	23	205	\$691	\$1,085
Y9825 - Metroview Developments	Apartment	September 2025	0	0	0	400	\$1,092	\$1,140

Highway7 - Yonge Submarket Report - November 2023

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	5	17	4,392	601	\$2,404	1,042	\$2,505,147	16,205
Central Waterfront	364	7	2,908	966	\$1,704	864	\$1,471,594	17,168
Don Mills - York Mills	7	13	3,228	312	\$1,179	852	\$1,003,895	27,949
Downtown Core	5	7	4,169	475	\$1,877	773	\$1,451,417	30,040
Downtown East	33	21	6,385	1,605	\$1,498	684	\$1,024,665	25,732
Downtown West	116	26	8,024	871	\$1,690	977	\$1,651,666	17,335
Etobicoke Waterfront	0	1	547	18	\$1,644	828	\$1,361,206	3,135
Highway7 - Yonge	0	4	898	35	\$1,090	1,137	\$1,239,200	26,334
Mississauga City Centre	42	9	4,223	643	\$1,240	628	\$778,770	28,180
North Toronto	1	18	3,514	373	\$1,578	937	\$1,478,881	305
North Yonge Corridor	65	9	2,710	777	\$1,551	709	\$1,098,765	37,631
North York East								144,225
North York West	13	10	1,118	447	\$1,371	827	\$1,133,902	26,693
Not Applicable	357	200	31,882	8,204	\$1,173	770	\$902,770	15,600
Scarborough City Centre								13,225
Sheppard Corridor	104	13	2,518	561	\$1,361	766	\$1,043,205	31,263
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,937
Toronto East	1	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	52	22	3,726	469	\$1,276	910	\$1,161,564	
Yonge - St. Clair	145	8	1,012	689	\$1,789	623	\$1,114,910	



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